

Item #:	
Fiscal Impact:	N/A
Funding Source:	N/A
Account #:	N/A
Budget Opening Required:	No

ISSUE:

Modification to Storm Water Management Ordinance

SYNOPSIS:

This Ordinance change will allow new developments, approved by the Engineering Division, to implement low impact development (LID) storm water control measures in lieu of connecting to the storm drainage system.

BACKGROUND:

The current Storm Water Management Ordinance requires all new developments to connect to the storm drainage system, provided there is a system available in the area. This requirement was implemented to eliminate unsightly retention basins.

The State Department of Environmental Quality and Blue Print Jordan River are now encouraging the use of LID storm water management strategies to mitigate the impacts of increased runoff and storm water pollution. LID comprises design approaches and small-scale storm water management practices that promote the use of natural systems for infiltration and evapotranspiration. Other site factors that will be considered include soil permeability, water table levels and water source protection zones within the City.

This change is the beginning of a major shift in policy, from disposing of storm water quickly using curbs and gutters, catch basins, and storm drains; to applying low impact development principles which emulate functions of natural systems to reintegrate rainfall into the water cycle. This initial, minor revision to the Ordinance allows exceptions to the current storm drain connection requirement. A broader revision to the Ordinance will follow, which reflects the change in policy and encourages the use of low impact development for the control of excess storm water.

RECOMMENDATION:

Approval of Ordinance changes

SUBMITTED BY:

Russell B. Willardson, P.E., Public Works Director

18-5-103.CONNECTION TO CITY DRAINAGE SYSTEM

Any Unit or Intermediate Drainage System Facilities constructed by a Person developing property within the City shall be connected to the appropriate Intermediate or Major Drainage System Facility constructed to serve the area which includes the Development. Exceptions may be granted in instances where the developer implements low-impact development techniques to reduce the runoff quantity, and improve water quality by treating and retaining waters onsite. All exceptions require the approval of the Engineering Division. Factors that will be considered include soil permeability, historical high-water table levels, water source protection zones within the city, adequacy of proposed design (including storage volume available, treatment best management practices implemented, long-term sustainability and maintenance commitments) The Person developing the property shall be responsible for payment of any fees that may be required by Title 8 of this Code.

18-5-303. EXCEPTION TO STORM DRAINAGE IMPACT FEES.

Storm Drainage impact fees shall not be assessed against properties within the areas designated in the Storm Drainage Master Plan as Storm Water Retention areas **or** for which a permanent Retention system has been approved by the Division. Except as otherwise provided **herein**, Retention of Excess Waters on-site as an alternative to participating in the Drainage System contemplated by this Title is prohibited.